

This section has no application to judgments. The judgment creditor is not a *bona fide* purchaser. *Knell v. Green St. Bldg. Assn.*, 34 Md. 71.

This section referred to as showing the indispensable necessity of the registration of deeds. The priorities given by this section are not affected by sec. 21. *Nickel v. Brown*, 75 Md. 186.

The act of 1825, ch. 203, cited in stating the design of the registration laws—see notes to sec. 1. *General Ins. Co. v. United States Ins. Co.*, 10 Md. 524; *Gill v. Griffith*, 2 Md. Ch. 286.

Cited but not construed in *Caltrider v. Caples*, 160 Md. 395; *Bldg. & Loan Assn. v. Boden*, 169 Md. 499.

See notes to secs. 14 and 52.

An. Code, 1924, sec. 17. 1912, sec. 17. 1904, sec. 17. 1888, sec. 17. 1813, ch. 104, sec. 4.

18. When a trustee sells and conveys lands lying in one county, under a decree passed in another county, the deed shall be recorded in each county where the land lies, and shall recite so much of the decree under which the sale was made as will show when and by what court it was passed, and the names of the parties, and the appointment of the trustee who made the sale; the city of Baltimore is to be regarded as a county in the meaning of this section.

An. Code, 1924, sec. 18. 1912, sec. 18. 1904, sec. 18. 1888, sec. 18. 1822, ch. 104.

19. If any clerk shall die, and during the interval between his death and the qualification of his successor, the time for recording any deeds or other written documents required by law to be recorded in a specific time shall expire, the successor of such clerk so dying shall record the same at any time within one month after his qualification—to have the same effect as if such deed or other document were recorded within the time prescribed by law; and shall endorse thereon the time of the death of the former clerk and the date of his own qualification, which endorsement shall be recorded with the deed or other document and shall be evidence of the facts it contains.

An. Code, 1924, sec. 19. 1912, sec. 19. 1904, sec. 19. 1888, sec. 19. 1860, ch. 133, sec. 1. 1867, ch. 58.

20. Any deed or conveyance of or relating to land, duly acknowledged and required by law to be recorded, except deeds or conveyances by way of mortgages, may be recorded after the time herein prescribed; and when so recorded shall have, as against the grantor, his heirs or executors, and against all purchasers with notice of such deed or conveyance, and against all creditors of such grantor and his heirs who shall become so after the recording of such deed or conveyance, the same validity and effect as if recorded within the time hereinbefore prescribed; this section to apply to all deeds executed and acknowledged according to law, whether before or after the adoption of this code.

Creditors and purchasers; notice; parties.

A deed not recorded as provided in sec. 14, does not affect existing creditors or creditors becoming such between the date of the deed and the date of its record. As to such creditors without notice, the deed is valid and effective only as a contract for the conveyance. Creditors held not to be charged with notice, by possession or otherwise. *Hearn v. Purnell*, 110 Md. 466. And see *Cissel v. Henderson*, 88 Md. 576; *Hoffman v. Gosnell*, 75 Md. 590; *Sixth Ward Bldg. Assn. v. Willson*, 41 Md. 514.

Although a deed be defectively executed or acknowledged, or not recorded in time, it is effective as between the parties, and against third persons with actual notice. Proof of notice. *Johnston v. Canby*, 29 Md. 211; *Phillips v. Pearson*, 27 Md. 249; *Bryan v. Harvey*, 18 Md. 127; *Williams v. Banks*, 11 Md. 198; *General Ins. Co. v. United States Ins. Co.*, 10 Md. 517; *Winchester v. Baltimore, etc., R. R. Co.*, 4 Md. 231; *Price v. McDonald*, 1 Md. 403; *United States Ins. Co. v. Shriver*, 3 Md. Ch. 381; *Salmon v. Clagett*, 3 Bl. 125; *Gill v. McAttee*, 2 Md. Ch. 256; *Ohio Life Ins. Co. v. Ross*, 2 Md. Ch. 26; *Hudson v. Warner*, 2 H. & G. 415.